

**EXHIBIT B**

Tax Payment

## **Beverly LaDuke**

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**From:** Beverly LaDuke  
**Sent:** Wednesday, May 7, 2025 1:05 PM  
**To:** RealEstate Accounting  
**Subject:** FW: JoAnn #2573 1st Half 2025 Property Tax Invoice  
**Attachments:** Roch. Marketplace 2025 Property Tax Statement (-097).pdf; 1st Half 2025 Tax Payment - Tax ID # RP 74.21.12.060097.pdf; JoAnn Property Tax Invoice - 1st Half 2025.pdf

I sent the email below on April 1, 2025. I have not yet received notice that you are submitting the tax amount due for payment into our account. Can you please check on when payment will be made?

### ***Bev LaDuke***

Lunieski & Associates  
7645 Lyndale Ave. So., Suite 250  
Richfield, MN 55423  
(952) 832-5151

**From:** Beverly LaDuke  
**Sent:** Tuesday, April 1, 2025 11:00 AM  
**To:** realestateaccounting@joann.com  
**Subject:** JoAnn #2573 1st Half 2025 Property Tax Invoice

Good morning – The first half of property taxes for 2025 have been paid. Attached is an invoice for the percentage amount due for JoAnn Store #2573 in Rochester, MN. I have also attached a copy of the property tax statement and the payment we made.

### ***Bev LaDuke***

Lunieski & Associates  
7645 Lyndale Ave. So., Suite 250  
Richfield, MN 55423  
(952) 832-5151

**Beverly LaDuke**

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**To:** realestateaccounting@joann.com  
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Good morning – The first half of property taxes for 2025 have been paid. Attached is an invoice for the percentage amount due for JoAnn Store #2573 in Rochester, MN. I have also attached a copy of the property tax statement and the payment we made.

***Bev LaDuke***

Lunieski & Associates  
7645 Lyndale Ave. So., Suite 250  
Richfield, MN 55423  
(952) 832-5151

**INVOICE****Lunieski & Associates**

DATE: APRIL 1, 2025

7645 Lyndale Ave. So., Suite 250  
 Richfield, MN 55423  
 (952) 832.5151  
 rlunieski@lunieskiassociates.com

TO JoAnn Stores, LLC #2573  
 5555 Darrow Road  
 Hudson, Ohio 44236  
 Email to: [tonia.grammatikos@joann.com](mailto:tonia.grammatikos@joann.com);  
 Cc: [realestateaccounting@joann.com](mailto:realestateaccounting@joann.com)

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	1 <sup>st</sup> Half 2025 Property Taxes @ 46.621% JoAnn Fabrics Store #2573 Rochester Marketplace Rochester, MN 55904 Tax ID # RP 74.21.12.060097		\$48,095.62
SUBTOTAL			\$48,095.62
SALES TAX			NA
TOTAL			\$48,095.62

**Make check payable to Lunieski & Associates**

**Lunieski Management, LLC**  
Marketplace Management Account  
7645 Lyndale Ave. S., Suite 250  
Richfield, MN 55423  
(952) 832-5151

**CROWN BANK**  
6800 France Avenue S., Suite 125  
Edina, MN 55435  
(952) 265-5800

10113


3/31/2025

**\$ \*\*103,163.00**

DOLLARS

One Hundred Three Thousand One Hundred Sixty-Three Only\*\*\*\*\*

MEMO RP 74.21.12.0600 97



AUTHORIZED SIGNATURE

Security features. Details on back.

2-25-25\_v1

Please fold on perforation BEFORE tearing

**PAYABLE 2025 1<sup>st</sup> HALF PAYMENT STUB**

TO AVOID PENALTY PAY ON OR BEFORE **05/15/2025**

Property ID: RP 74.21.12.060097

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

If your address has changed please check this box ☐ and show the change on the back of this stub.

Total Property Tax:	\$ 206,326.00
First-half Due:	\$ 103,163.00
First-half Payment Made:	\$ 0.00
First-half Due with Penalty:	\$ 103,163.00

MAKE CHECKS PAYABLE TO:  
Olmsted County PRL  
P.O. Box 6681  
Rochester, MN 55903-6681

CAHILL ROAD PARTNERS LLC  
LUNIESKI & ASSOCIATES  
7645 LYNDALE AVE S STE 250  
RICHFIELD MN 55423

Date Printed: 03/29/2025

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks or cash. \$30 fee for returned payments.

55819 2/3



**OLMSTED COUNTY**  
Property Records & Licensing  
151 4th St. SE  
PO Box 6681  
Rochester, MN 55903-6681  
(507) 328-7636  
www.olmstedcounty.gov

Date Printed: 03/29/2025

55819\*217\*\*G50\*\*1.3055\*\*3/6\*\*\*\*\*AUTO\*\*ALL FOR AADC 553  
CAHILL ROAD PARTNERS LLC  
LUNIESKI & ASSOCIATES  
7645 LYNDALE AVE S STE 250  
RICHFIELD MN 55423-6008

Property ID: RP74.21.12.060097

**Property Description:**  
SECT-21 TWP-107 RANGE-014  
ROCHESTER MARKETPLACE  
LOT-005 BLOCK-001 3.92 AC

[eNoticesOnline.com](https://www.olmstedcounty.gov/NoticesOnline.com) Authorization code: OLM-NVBP6CQF

**Tax Detail for Your Property:**

Taxes Payable Year:	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15.		.00
<input type="checkbox"/> If this box is checked, you owe delinquent taxes and are not eligible.		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits	180,832.00	206,326.00
4. Credits that reduce your property taxes:		
A. Agricultural market value credit	.00	.00
B. Taconite tax relief		
C. Other Credits	.00	.00
5. <b>Property taxes after credits</b>	180,832.00	206,326.00
<b>Property Tax by Jurisdiction</b>		
6. Olmsted County	51,350.88	56,653.28
7. City or Township ROCHESTER CITY	59,313.62	68,079.18
8. State General Tax	35,659.00	37,698.22
9. School District 0535		
A. Voter Approved Levies	12,036.72	18,388.50
B. Other Local Levies	19,693.62	22,494.14

Property Tax Statement			
2024 Values for Taxes Payable in 2025			
VALUES AND CLASSIFICATION			
	Taxable Payable Year	2024	2025
<b>Step 1</b>	Estimated Market Value:	6,236,400	6,681,900
	Improvements Excluded:		
	Homestead Exclusion:	0	0
	Taxable Market Value:	6,236,400	6,681,900
	New Improvements/		
	Expired Exclusions:		300,000
<b>Step 2</b>	Property Classifications:	COMMERCIAL	COMMERCIAL
	<b>PROPOSED TAX NOTICE</b>		
<b>Step 3</b>	Proposed Tax:	200,258.00	
	Sent in November 2024		
	<b>PROPERTY TAX STATEMENT</b>		
	First Half Taxes:	103,163.00	
	Second Half Taxes:	103,163.00	
	Total Taxes Due in 2025:	206,326.00	

**\$\$\$  
REFUNDS?**

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2024	2025
10. Special Taxing Districts		
A. Other special taxing districts	2,078.44	2,288.04
B. Tax increment financing	.00	.00
11. Non-school voter-approved referenda levies	699.72	724.64
12. Total property tax before special assessments	180,832.00	206,326.00
<b>Special Assessments</b>		
13. Special assessments		
14. <b>TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>180,832.00</b>	<b>206,326.00</b>

Please fold on perforation BEFORE tearing

**PAYABLE 2025 2<sup>nd</sup> HALF PAYMENT STUB**  
TO AVOID PENALTY PAY ON OR BEFORE **10/15/2025**  
Property ID: RP 74.21.12.060097

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

If your address has changed please check this box and show the change on the back of this stub. ☐

Total Property Tax: \$ 206,326.00  
Second-half Due: \$ 103,163.00  
Second-half Penalty Due: \$ 0.00  
Second-half Payment Made: \$ .00  
Second-half Due with Penalty: \$ 103,163.00

↑ DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

MAKE CHECKS PAYABLE TO:  
Olmsted County PRL  
P.O. Box 6681  
Rochester, MN 55903-6681

Date Printed: 03/29/2025

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks or cash. \$30 fee for returned payments.

2-25-25\_v1

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**PAYABLE 2025 1<sup>st</sup> HALF PAYMENT STUB**  
TO AVOID PENALTY PAY ON OR BEFORE **05/15/2025**  
Property ID: RP 74.21.12.060097

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First-half Penalty Due: \$ 0.00  
First-half Payment Made: \$ .00  
First-half Due with Penalty: \$ 103,163.00

↑ DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

MAKE CHECKS PAYABLE TO:  
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